

Church Meadow Road,Rossington Doncaster

william
h brown

welcome to

Church Meadow Road,Rossington Doncaster

This three bedroom semi-detached family home is situated in the sought after area of Rossington and benefits from close links to a range of shops, well regarded schools and local amenities. Ideal for a first time buyer or growing family!













Entrance Porch
With a side facing double glazed timber door and a front facing double glazed window.

Lounge
With a front facing double glazed window, a central heating radiator, stairs which rise to the first floor landing and double doors to the kitchen.

Dining Kitchen
Fitted with a range of wall and base units with coordinating worktops housing the stainless steal sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, complimentary splashback tiling, space for a fridge freezer and plumbing for a washing machine. There are double glazed French doors to the garden, a rear facing double glazed window, tiling to the floor and space for a dining table and chairs.

First Floor Landing
With access to the loft via the hatch.

Bedroom One
With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Two
With a rear facing double glazed window and a central heating radiator.

Bedroom Three
With a rear facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower with accessibility seat. There is a side facing obscured double glazed window, an extractor fan and a central heating radiator.

Outside
To the front of the property there is an open plan lawn with a side driveway providing ample off road parking. To the rear the garden is mainly laid to lawn with fencing to the perimeter, there is a generous patio area and space for a garden shed.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Church Meadow Road, Rossington
Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- RENOVATION OPPORTUNITY
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125299

The Property Ombudsman

Property Ref:
DCR125299 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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